

Exhibit C



A. Settlement Statement (HUD-1)

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.						
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.);" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
D. Name & Address of Borrower: Mildred Dorta and Anthony Acosta 181 Cornelia Street Brooklyn, New York 11221			E. Name & Address of Seller: Robert Dakin and Barbara Dakin 25 Winston Lane Garrison, New York 10524		F. Name & Address of Lender:		
G. Property Location: 25 Winston Lane Garrison, New York 10524			H. Settlement Agent: Rick S. Cowle, Esq. Place of Settlement: 18 Fair Street, Carmel, New York 10512		I. Settlement Date:		

J. Summary of Borrower's Transaction	
100. Gross Amount Due from Borrower	
101. Contract sales price	240,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	240,000.00
200. Amount Paid by or in Behalf of Borrower	
201. Deposit or earnest money	12,000.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213. Property Disclosure credit (NYS Law)	500.00
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	12,500.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	240,000.00
302. Less amounts paid by/for borrower (line 220)	(12,500.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	227,500.00

K. Summary of Seller's Transaction	
400. Gross Amount Due to Seller	
401. Contract sales price	240,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/town taxes to	0.00
407. County taxes to	0.00
408. Assessments to	0.00
409.	0.00
410.	0.00
411.	0.00
412.	0.00
420. Gross Amount Due to Seller	240,000.00
500. Reductions in Amount Due to seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	25,285.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	210,715.00
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	0.00
511. County taxes to	0.00
512. Assessments to	0.00
513. Property Disclosure credit (NYS Law)	500.00
514. unpaid property taxes est	3,500.00
515.	0.00
516.	0.00
517.	0.00
518.	0.00
519.	0.00
520. Total Reduction Amount Due Seller	240,000.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	240,000.00
602. Less reductions in amounts due seller (line 520)	(240,000.00)
603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges				
700. Total Real Estate Broker Fees			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :				
701. \$	to RE/MAX Classic Realty			
702. \$	to RE/MAX Classic Realty			
703. Commission paid at settlement				
704.				14,400.00
800. Items Payable in Connection with Loan				
801. Our origination charge	\$	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)		
803. Your adjusted origination charges		(from GFE #A)		
804. Appraisal fee to		(from GFE #3)		
805. Credit report to		(from GFE #3)		
806. Tax service to		(from GFE #3)		
807. Flood certification to		(from GFE #3)		
808.				
809.				
810.				
811.				
900. Items Required by Lender to be Paid in Advance				
901. Daily interest charges from	to	@ \$	/day	(from GFE #10)
902. Mortgage insurance premium for	months to			(from GFE #3)
903. Homeowner's insurance for	years to			(from GFE #11)
904.				
1000. Reserves Deposited with Lender				
1001. Initial deposit for your escrow account			(from GFE #9)	
1002. Homeowner's insurance	months @ \$	per month \$		
1003. Mortgage insurance	months @ \$	per month \$		
1004. Property Taxes	months @ \$	per month \$		
1005.	months @ \$	per month \$		
1006.	months @ \$	per month \$		
1007. Aggregate Adjustment		-\$		
1100. Title Charges				
1101. Title services and lender's title insurance	HUD SUB/PKG SUB		(from GFE #4)	450.00
1102. Settlement or closing fee	\$			2,750.00
1103. Owner's title insurance			(from GFE #5)	
1104. Lender's title insurance	\$			
1105. Lender's title policy limit \$				
1106. Owner's title policy limit \$				
1107. Agent's portion of the total title insurance premium to	\$			
1108. Underwriter's portion of the total title insurance premium to	\$			
1109. Title review				975.00
1110.				
1111.				
1200. Government Recording and Transfer Charges				
1201. Government recording charges			(from GFE #7)	650.00
1202. Deed \$	Mortgage \$	Release \$		
1203. Transfer taxes			(from GFE #8)	960.00
1204. City/County tax/stamps	Deed \$	Mortgage \$		
1205. State tax/stamps	Deed \$	Mortgage \$		
1206.				
1300. Additional Settlement Charges				
1301. Required services that you can shop for			(from GFE #6)	
1302.	\$			
1303. Legal	\$			3,850.00
1304. Title clearance	\$			1,250.00
1305.	\$			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			0.00	25,285.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charrges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
Our origination charge	HUD-1 Line Number # 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	# 1203		

Charges That In Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201		
	#		
	#		
	#		
	#		
	#		
	#		
	#		
	Total	0.00	0.00
Increase between GFE and HUD-1 Charges		\$ or	%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001		
Daily interest charges \$ /day	# 901		
Homeowner's insurance	# 903		
	#		
	#		
	#		

Loan Terms

Your initial loan amount is	\$
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	<div>\$ includes</div> <div><input type="checkbox"/> Principal</div> <div><input type="checkbox"/> Interest</div> <div><input type="checkbox"/> Mortgage Insurance</div>
Can your interest rate rise?	<div><input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of %.</div> <div>The first change will be on after .</div> <div>Every change date, your interest rate can increase or decrease by %.</div> <div>Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than %.</div>
Even if you make payments on time, can your loan balance rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<div><input type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on and the monthly amount owed can rise to \$.</div> <div>The maximum it can ever rise to is \$.</div>
Does your loan have a prepayment penalty?	<input type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$
Does your loan have a balloon payment?	<div><input type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on</div>
Total monthly amount owed including escrow account payments	<div><input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself.</div> <div><input type="checkbox"/> You have an additional monthly escrow payment of \$ that results in a total initial monthly amount owed of \$. This includes principal, interest, any mortgage insurance and any items checked below:</div> <div><div><input type="checkbox"/> Property taxes</div><div><input type="checkbox"/> Flood insurance</div><div><input type="checkbox"/> Homeowner's insurance</div><div><input type="checkbox"/></div><div><input type="checkbox"/></div></div>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender. I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is a true and accurate statement of all receipts and disbursements made on my account, or by me, in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower	Mildred Dorta	Seller	Robert Dakin
Borrower	Anthony Dorta	Seller	Barbara Dakin
The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed on accordance with this statement.			
Settlement Agent		Date	